



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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December 15, 2015


The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

41 December 15, 2015


PATRICK OGAWA
ACTING EXECUTIVE OFFICER

**SALE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
SURPLUS REAL PROPERTIES IN THE CITY OF BALDWIN PARK
WALNUT CREEK PARCELS 268EXF, 268EXF.1, AND 268 (PORTIONS)
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

This action is to approve the sale of the Los Angeles County Flood Control District surplus real properties Parcels 268EXF, 268EXF.1, and 268 (portions) along Walnut Creek in the City of Baldwin Park.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find the proposed sales categorically exempt from the provisions of the California Environmental Quality Act.
2. Find the fee interest along Walnut Creek Parcels 268EXF, 268EXF.1, and 268 (portions) in the City of Baldwin Park are no longer required for the purposes of the Los Angeles County Flood Control District.
3. Approve the sale of Walnut Creek Parcel 268EXF from the Los Angeles County Flood Control District to Hector Mejia and Eugenia Mejia for \$13,000.
4. Approve the sale of Walnut Creek Parcel 268EXF.1 from the Los Angeles County Flood Control District to Rafael Pizano and Alicia Pizano for \$7,250.

5. Authorize the sale of unsold portions of Parcel 268 from the Los Angeles County Flood Control District to the adjacent property owners for fair market value.
6. Delegate authority to the Director of Public Works, in her capacity as the Chief Engineer of the Los Angeles County Flood Control District, to sign the Quitclaim Deed documents and authorize delivery to the adjacent property owners.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from the Board, acting as the governing body of the Los Angeles County Flood Control District, to allow the District to sell portions of its surplus property along Walnut Creek, in the City of Baldwin Park, to the adjacent property owners.

The District acquired fee title to these parcels as part of the land needed for Walnut Creek. Construction of the facility has been completed, and the subject parcels lie outside of the required right of way.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1). The revenues received from this transaction will help promote fiscal sustainability for the operation and maintenance of flood control facilities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The \$20,250 represents the fair market value for Parcels 268EXF and 268EXF.1. This amount has been paid and deposited into the Flood Control District Fund. The remaining unsold parcels will be sold at fair market value.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parcels 268EXF, 268EXF.1, and 268 (portions) are located in the City between Puente Avenue and Valona Drive.

Pursuant to California Government Code Section 65402, notifications of the proposed sales were submitted to the appropriate agency for its report as to conformance with the adopted General Plan of the agency. On August 20, 2015, the Planning Division of the City notified the District that the proposed sale conforms to its General Plan.

The proposed sale is authorized by Section 2, subsection 13, of the Los Angeles County Flood Control Act. This section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has the following powers...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or any part thereof, is no longer required for the purpose of the district..."

The proposed sales are not considered adverse to the District and will not hinder the use of Walnut Creek for possible transportation, utility, or recreational corridors.

The Quitclaim Deed documents will be approved by County Counsel as to form prior to execution and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The proposed sales are categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15312 of the CEQA Guidelines, and Class 12 of the Environmental Reporting Procedures and Guidelines, adopted by the Board on November 17, 1987. This exemption provides for sale of surplus government property. The surplus properties under the proposed sales do not have significant values for wildlife habitat or other environmental purposes and are incapable of independent development.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This transaction will eliminate the need to maintain the property and reduce the cost of the District's expenses and potential liabilities.

CONCLUSION

Please return one adopted copy of this letter to the Department of Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:SGS:tw

c: Auditor-Controller (Accounting Division—Asset
Management)
Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office